

159.0

0012

0001.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

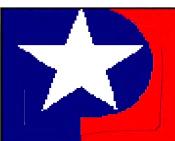
542,300 / 542,300

USE VALUE:

542,300 / 542,300

ASSESSED:

542,300 / 542,300



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
78		GEORGE ST, ARLINGTON

Legal Description		User Acct
		106352
		GIS Ref
		GIS Ref
		Insp Date
		05/22/18

OWNERSHIP

Unit #:

Owner 1: AMBROGNE JANET A	
Owner 2:	
Owner 3:	

Street 1: 78 GEORGE ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1: FALCONE GLORIA A -	
Owner 2: -	
Street 1: 78 GEORGE ST	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry
Postal: 02476	Type:

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1940, having primarily Vinyl Exterior and 1407 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.
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OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	
n	
Census:	
Flood Haz:	
D	
s	
t	

Exempt	

Topo	1	Level
Street		
Gas:		

Land Section (First 7 lines only)	
Use Code	Description
101	One Family
	6000
	Sq. Ft.
	Site

Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family	6000			0	70.	0.80	7		Water	-20					336,000						336,000	

Total AC/HA: 0.13774

Total SF/SM: 6000

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 336,000

Spl Credit

Total: 336,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH										
Type: 19 - Ranch	1	Rating: Average																				
Sty Ht: 1 - 1 Story		A Bath:	Rating:																			
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:																			
Foundation: 1 - Concrete		A 3QBth:	Rating:																			
Frame: 1 - Wood		1/2 Bath: 1	Rating: Average																			
Prime Wall: 4 - Vinyl		A HBth:	Rating:																			
Sec Wall:	%	OthrFix: 1	Rating: Average																			
Roof Struct: 1 - Gable		OTHER FEATURES				RESIDENTIAL GRID																
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Average			1st Res Grid	Desc: Line 1	# Units 1														
Color: GREEN		A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O															
View / Desir:		Fpl: 2	Rating: Average			Other																
GENERAL INFORMATION				WSFlue:	Rating:	Upper																
Grade: C - Average		CONDOS INFORMATION				Lvl 2																
Year Blt: 1940	Eff Yr Blt:	Location:				Lvl 1																
Alt LUC:	Alt %:	Total Units:				Lower																
Jurisdct:	Fact: .	Floor:				Totals	RMs: 7	BRs: 3	Baths: 1	HB 1												
Const Mod:		% Own:																				
Lump Sum Adj:		Name:																				
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN										
Avg Ht/FL: STD		Phys Cond: AV - Average	31. %	Functional:	%	Exterior:	No Unit	RMS	BRS	FL												
Prim Int Wal 2 - Plaster		Economic:	%	Interior:			1	7	3													
Sec Int Wall:	%	Special:	%	Additions:																		
Partition: T - Typical		Override:	%	Kitchen:																		
Prim Floors: 3 - Hardwood		Total: 31 %		Baths:																		
Sec Floors:	%			Plumbing:																		
Bsmnt Flr: 12 - Concrete				Electric:																		
Subfloor:				Heating:																		
Bsmnt Gar: 1				General:																		
Electric: 3 - Typical																						
Insulation: 2 - Typical																						
Int vs Ext: S																						
Heat Fuel: 1 - Oil																						
Heat Type: 3 - Forced H/W																						
# Heat Sys: 1																						
% Heated: 100	% AC:																					
Solar HW: NO	Central Vac: NO																					
% Com Wal	% Sprinkled																					
MOBILE HOME				Make:	Model:	Serial #:		Year:	Color:													
SPEC FEATURES/YARD ITEMS				PARCEL ID 159.0-0012-0001.0										IMAGE								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc				
2	Frame Shed	D	Y	1	8X10	A	AV	1995	0.00	T	19.2	101										
More: N	Total Yard Items:	Total Special Features:										Total:										